

# Table of Contents

File 1981-0032  
Date 11/2/01

Project Name: Unity of Grand Junction – Conditional Use

P r e s e n t		<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
		<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

		Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Fire Flow Survey			
X	X	Planning Commission Minutes - ** - 4/6/81			
X		Development Application			
X		Public Notice Posting			
X		Commitment for Title Ins. From Stewart Title			
X	X	Topographic Survey			
X	X	Typical Cross Section			
X	X	Elevation Map			
X	X	Floor Plan			

IMPACT STATEMENT FOR CONDITIONAL USE APPLICATION

Unity of Grand Junction Colorado, Inc., a church located at 3205 North Twelfth, requests a conditional use permit to remodel and enlarge their existing facilities.

The work consists of removing the existing entry and shrubbery on the east side of the building and replacing them with a larger entry/prayer chapel and covered walk. Also a 32' x 94' two story addition is planned on the west side. The existing metal roof is to be removed, insulated and a shake roof applied. The existing pastor office, stairs & upstairs rest-room is to be removed from present location and installed in addition.

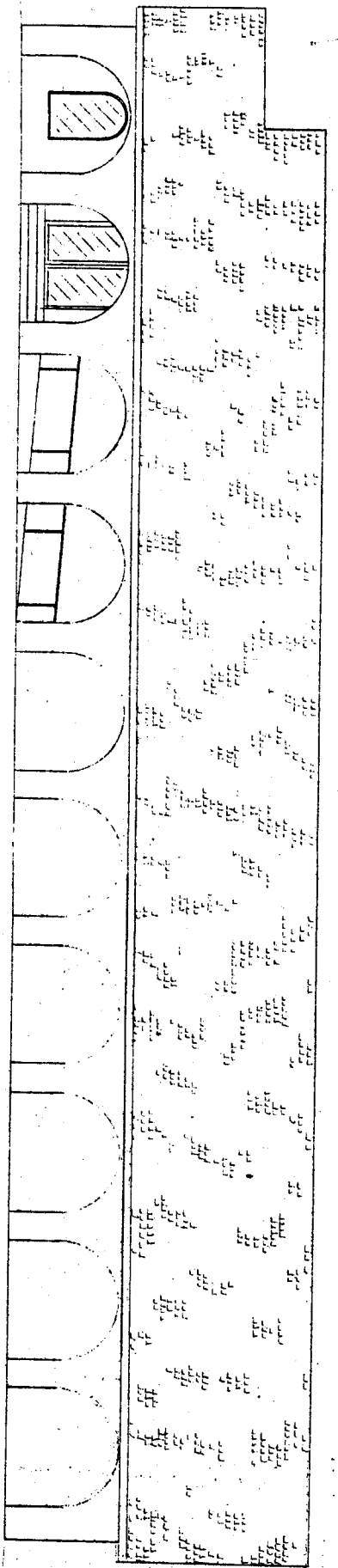
The architecture, when completed will more closely resemble and blend with the Lakeside Development which is adjacent to the south.

The existing gravel parking lot is to be paved and marked for 115 cars, which when finished will have water drainage to an existing line in the south east corner of the property, the ultimate discharge point of which is the lakes in the Lakeside Development.

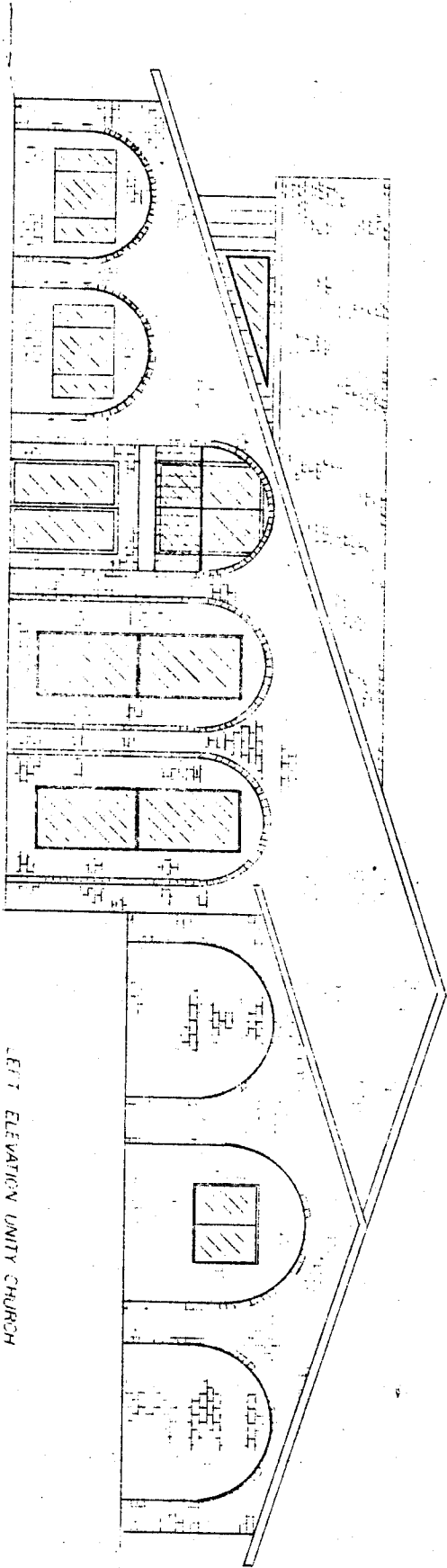
Development is to be started immediately upon receipt of a building permit, and be completed in approximately 180 days.

Upon investigation of the Army Corps of Engineers map in the Development office, the property was found not to be in a flood plane.

*Marvin Porter*



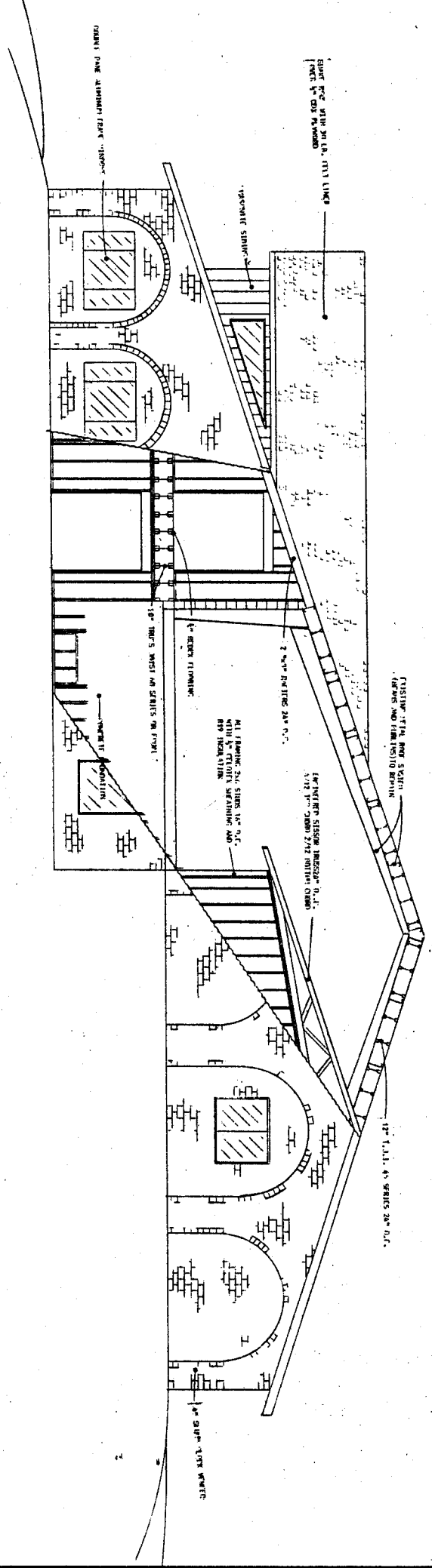
FRONT ELEVATION UNITY CHURCH  
SCALE 1/4" = 1'



LEFT ELEVATION UNITY CHURCH  
SCALE 1/4" = 1'

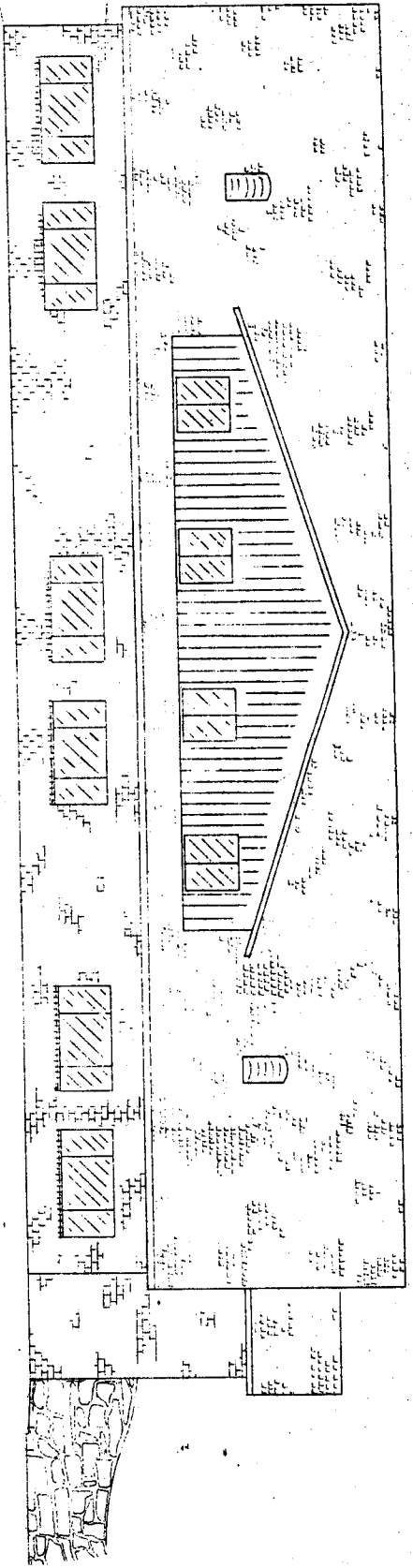
32-81

OFFICE COPY



TYPICAL CROSS SECTION 1/4" = 1'

OFFICE COPY  
# 31-81



SCALE 1/8" = 1'-0"  
BACK ELEVATION UNIT Y CHURCH

OFFICE COPY  
# 31-81





Arnold, A. Arzell  
C.O. Valley Federal  
Box 400  
Grand Junction, Colorado  
#32-81 81502

Allen, J.C.  
3156 Lakeside Drive # 202  
Grand Junction, CO  
#32-81 81501

Beverly, Robert G. & Vivian  
1048 Lakeside Drive  
Grand Junction, CO  
#32-81 81501

T. L. Benson Inc.  
c/o Stacey Carpenter  
925 Lakeside Ct.  
Grand Junction, CO  
#32-81 81501

Cunningham, John C. & Mary  
642 26½ Rd.  
Grand Junction, CO  
#32-81 81501

Dawson Delbert E.  
Richard D. Sturyevant  
3154 Lakeside #108 A.R. 3/20/81  
Grand Junction, CO  
#32-81 81501

Edmonds, Carol R.  
3154 Lakeside Drive  
Grand Junction, CO  
#32-81 81501

Gray, Christian R.  
3154 Lakeside Drive #310  
Grand Junction, CO  
#32-81 81501

Gould, Anne B.  
2420 N. 1st. St.  
Grand Junction, CO  
#32-81 81501

Hale, Hazel V.  
637 27 Rd., Rt. 2  
Grand Junction, CO  
#32-81 81501

Hollingsworth, James J.  
3156 Lakeside Drive #301  
Grand Junction, CO  
#32-81 81501

Kiggins, David J.  
3156 Lakeside Drive  
Grand Junction, CO  
#32-81 81501

McCall, Bertha H.  
3154 Lakeside Drive #210  
Grand Junction, CO  
#32-81 81501

Lacorne, Virginia M.  
3154 Lakeside Drive #202  
Grand Junction, CO  
#32-81 81501

Monte, Steven W.  
3154 Lakeside Drive #308  
Grand Junction, CO  
#32-81 81501

Noe, Marta J.  
3154 Lakeside Drive #306  
Grand Junction, CO  
#32-81 81501

O'Conner, Richard D.  
3145 Lakeside Drive #110  
Grand Junction, CO  
#32-81 81501

Pentacostal Holiness Church  
Horizen Temple # 32-81  
654 27 Rd.  
Grand Junction, CO 81501

Rodgers, Betty J.  
3154 Lakeside Drive #302  
Grand Junction, CO  
#32-81 81501

Smith, Louis Lee Jr &  
Diane Marie #32-81  
3154 Lakeside Drive #206  
Grand Junction, CO  
81501

VanGundy, Robert E. &  
Andrea Lynn #32-81  
3156 Lakeside Drive #101  
Grand Junction, CO  
81501

Vulgamore, Florence B.  
312 Ninth St. #32-81  
Fowler, CO  
81039

Walker, Jack L. & Lorraine J.  
2241 North 7th. St.  
Grand Junction, CO  
#32-81 81501

Willhite, El Bebeth J.  
139 Vista Grande A.R. 3/31/81  
Grand Junction, CO  
#32-81 81503

*Unity of Grand Junction*  
*3205 North 12th*  
*Grand Junction, CO. 81503*  
*#32-81*

*Gresham Construction*  
*P.O. Box 76*  
*Delta, CO. 81416*  
*#32-81*

*Larry Fay*  
*860 Highway 92*  
*Delta, CO. 81416*  
*#32-81*



# Unity of Grand Junction

TELEPHONE 243-3550

P. O. BOX 1904

3205 NORTH 12TH STREET

GRAND JUNCTION, COLORADO 81501

March 31, 1981

To The Development Department of Grand Junction:

This letter is in response to the review sheet comments on File #32-81 of the Unity of Grand Junction project.

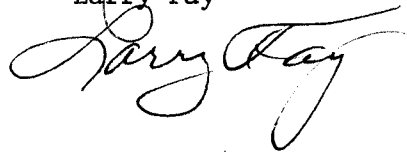
The fire flow requested by the City Fire Department has been completed with a copy enclosed.

In response to Public Service comments, Price Hatcher III, Commercial and Industrial Engineer of Public Service Company, has been contacted and the lines are not in the way of the expansion.

We see no problem with compliance with comments from the City Engineer.

Also we see no problem with compliance with the Staff Comments, except with item 6. The three spaces indicated are on the circular landscaped area which is sloped to the south (see topographic survey map). We believe the handicapped parking should be midway of the building on the northeast side in the general location of the ramp as shown on the upper level floor plan.

Larry Fay



REVIEW SHEET SUMMARY

FILE# 32-81

ITEM Conditional Use

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 3/16/81

PETITIONER Unity of Grand Junction, 3205 N. 12th, G.J. (Larry Fay)

LOCATION 3205 N. 12th

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	None.
3/11/81	Ute Water	No objections.
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks/ Recreation	No Comments.
3/16/81	City Utilities	None.
3/17/81	City Fire Dept.	We have no objection to the additional building on this property. However, we need to do a new fire flow on this property before we can okay this construction. To do this we need the square footage of the building when completed; and distance to exposures. Also we need to know where the present hydrants are and what size lines they are on so we can see if you will need additional fire protection.
3/17/81	Public Serv. Gas & Elect.	Electric: No objections, however overhead electric line to area may have to be relocated due to new addition. DM 3/12/81 Gas: No objections. CB 3/16/81
3/19/81	Transportation Engineer	No comment.
3/19/81	City Engineer	12th Street should be dedicated to a 50 Ft. half right-of-way and a 5 Ft. concrete sidewalk should be constructed along the new right-of-way line to match up with the proposed sidewalk for Northwood Apartments to the North. A plan and profile for this sidewalk should be submitted for my approval prior to construction. Power-of-attorney for remaining street improvements to N. 12th Street should be obtained.
3/20/81	Staff Comments	<ol style="list-style-type: none"> <li>1. Recommend that an additional pole light be provided on the parking lot facing 12th Street.</li> <li>2. Suggest that more landscaping be provided on the west and south portion of the property line.</li> <li>3. Suggest that walk ways be provided adjacent to the addition to separate the parked cars &amp; the pedestrian movement.</li> <li>4. Recommend that entrance feature off of 12th Street should be striped and two lanes so a right turn and a left turn can be negotiated to avoid stacking of vehicles. Signage should be provided to indicate traffic circulation.</li> <li>5. A pedestrian access should be provided to separate pedestrian access from the south parking lot.</li> <li>6. The three parking stalls in front of the entrance to the building should be signed as loading and unloading handicapped persons.</li> </ol>

4/6/81

PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #32-81, CONDITIONAL USE, EXPANSION OF CHURCH, SUBJECT TO STAFF COMMENTS AND POWER OF ATTORNEY FOR 12TH STREET IMPROVEMENTS.

